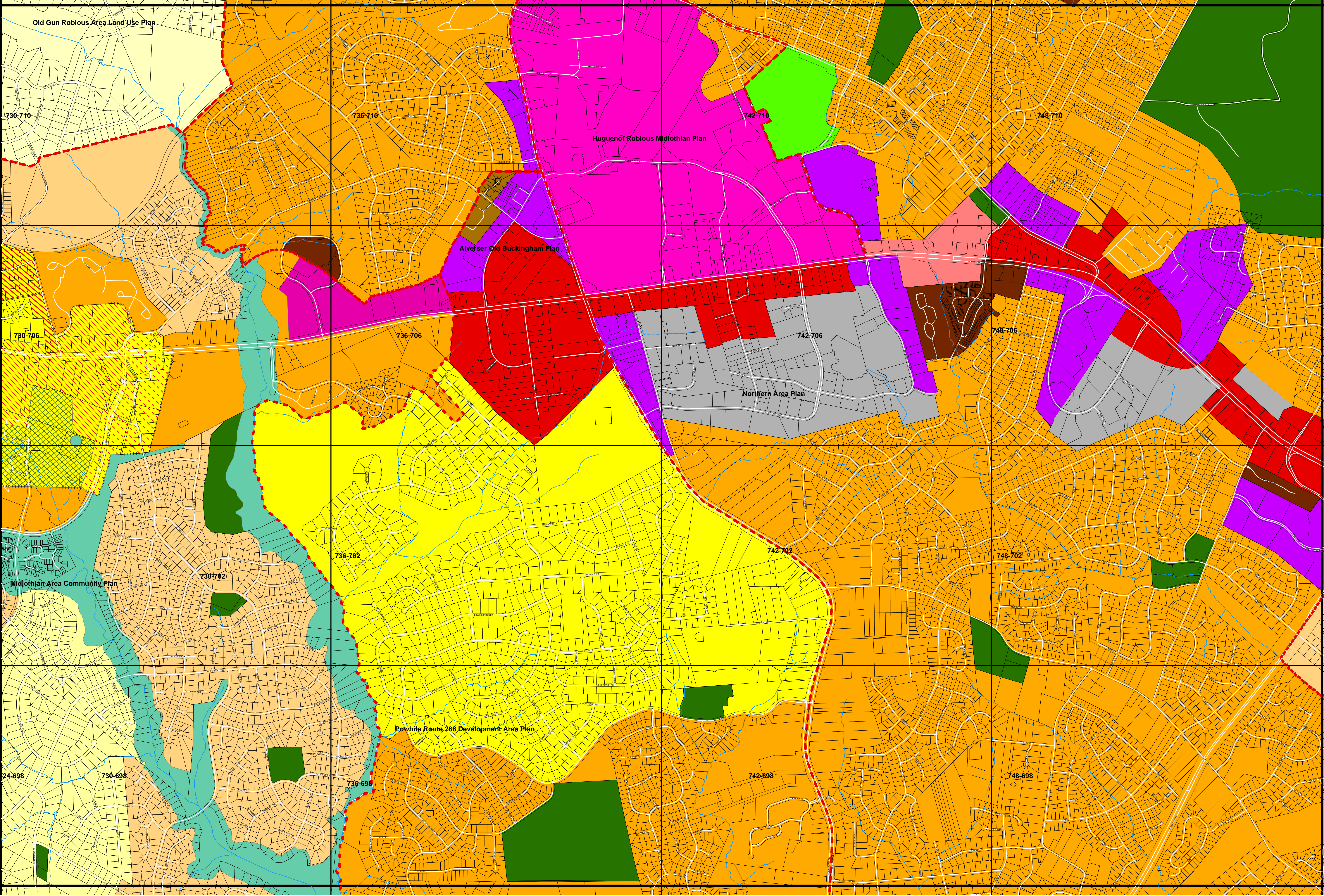


CHESTERFIELD COUNTY, VIRGINIA

LAND USE PLAN MAP 06

KEY
Refer to Plan text for full definition

See Notes Below



Alverser-Old Buckingham Plan

- Medium/High Density Residential (4.01-7.00 units/acre)
- Office
- General Business
- 4.00 units/acre

Eastern Midlothian Plan (See Notes)

(Adopted Date: April 22, 1998)

- Residential (2.51-4.0 d.u.a.)
- Residential (7.01-14 d.u.a.)
- Office
- Community Mixed Use
- Regional Mixed Use
- Light Industrial

Huguenot-Robious-Midlothian Plan

- Medium Density Residential (1.51 to 4.0 units per acre)
- Regional Mixed Use
- See Note 1

Midlothian Area Community Plan

(Adopted Date: March 15, 2000)

RESIDENTIAL

- Residential: 1.01 to 2.0 units/acre (See Notes)
- Residential: 1.01 to 2.5 units/acre
- Residential: 2.51 to 4.0 units/acre

PARKS, RECREATION & OPEN SPACE

- Active Recreation
- Passive Recreation/Conservation Area

AREAS OF SPECIAL CONSIDERATION

- Suburban Commercial District (See Notes)
- Planned Transition Area (See Notes)
- Village Shopping District (See Notes)
- Village Square (See Notes)
- Village Proposed Historic District (See Notes)
- Village Fringe Area (See Notes)
- Village Residential Area (See Notes)
- Village Area (See Notes)

Northern Area Plan

- Medium Density Residential (1.51 to 4.0 units/acre)
- High Density Residential (7.01 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Parks, Recreation or Open Space

Old Gun-Robious Area Plan

- 1 dwelling/acre or less
- 1.5 to 4 dwellings/acre
- Neighborhood convenience center

Powhite-Route 288 Development Area Plan

- Low Density Residential: (1.5 units/acre or less)
- Medium Density Residential: (1.51 to 4.0 units/acre)
- Medium-High Density Residential: (4.01 to 7.0 units/acre)
- High Density Residential: (7.1 units/acre or more)
- Office
- Light Commercial
- General Commercial
- Light Industrial
- Public/Semi-Public
- Open Space

NOTES

Alverser-Old Buckingham Plan

K Densities on tract A should be limited to the lower end of the range (4.01)

Eastern Midlothian Plan

General Note

A. In some cases, future land use classifications are appropriate if parcels are part of a larger scale development plan that provided for an aggregation of parcels, thereby allowing sufficient land to provide appropriate buffers and land use transitions.

B. Within the Community Mixed Use and Regional Mixed Use areas, other more intense uses may be appropriate following an evaluation of the specific site and its location with respect to surrounding uses, special design criteria and other operational conditions, so as to insure that the use will not adversely impact existing and anticipated area development.

C. Should it later be determined under any circumstances that residential uses may be appropriate within the Community Mixed Use and Regional Mixed Use areas, then these residential uses should be of high quality and upscale design, subsidiary to and integrated within office, commercial or light industrial projects.

Huguenot-Robious-Midlothian Plan

K Continue the 1986 Northern Area Plan designation as a medium density residential area. However, this area could be incorporated into the regional mixed use area if the entire area is acquired for such purposes, and the proposed land uses and design provide compatibility with and transition to surrounding land.

Midlothian Area Community Plan

Residential Low Density 1.01 to 2.0 units/acre

Note:

Projects that drain away from swift creek reservoir may be appropriate for densities of up to 2.5 dwellings per acre.

Suburban Commercial District:

Suburban, auto-oriented design district to include retail shopping centers, office-service establishments and similar uses.

Planned Transition Area:

This area is appropriate for mixed-use development that contributes to an overall transition to a smaller scale, pedestrian-oriented environment in Midlothian Village. Primary uses will include office, medium-density housing (7-14 units/acre), personal services and community facilities.

Residential Area:

This established neighborhood has and internalized focus and should remain residential in character.

Proposed Historic Area:

This area has a high concentration of historically significant buildings which should be preserved.

Village Square:

This area provides an internalized focal point for pedestrian activities in a well defined plaza area which combines with surrounding retail, office, service, residential and public uses.

Village Shopping District:

A concentration of retail/service activities is appropriate in this area including neighborhood shopping centers, office/service establishments and public facilities.

Village Fringe Area:

This area is appropriate for mixed use development compatible with surrounding neighborhoods and including primarily office, multi-unit housing, community facilities, and personal services.

Village Area:

The historic village area requires careful development using special design standards to maintain its potential for long-term preservation of a pedestrian scale environment containing retail, office, public and residential uses.

The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Plan Boundary
- Index
- Parcels



0 0.3 0.6
Miles

		01	02	03		
				06		
04	05		07			
08	09	10	11	12		
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	32	33
34	35	36	37	38	39	40
41	42	43	44	45	46	